

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 6.3%**

**- 3.2%**

**0.0%**

Change in  
New Listings

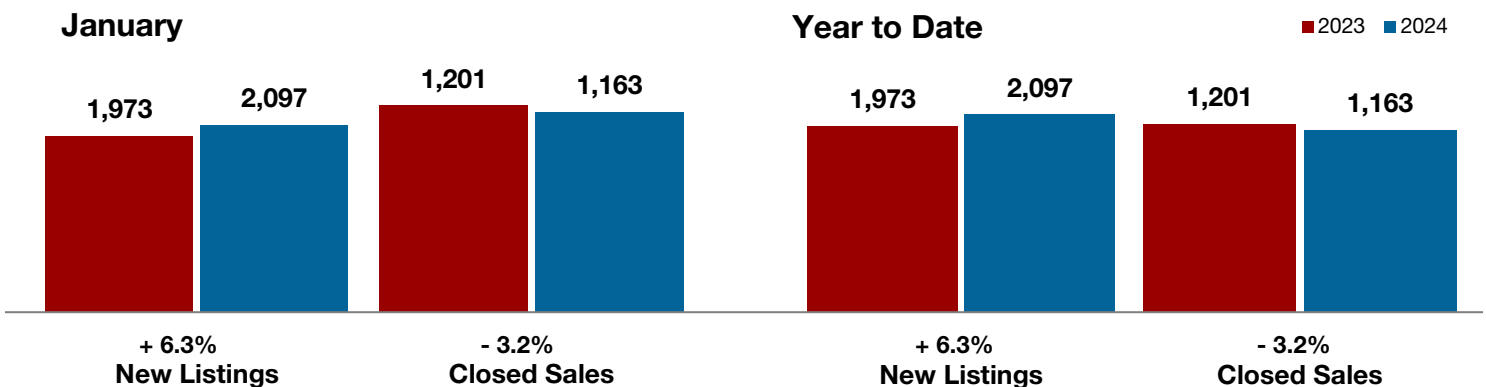
Change in  
Closed Sales

Change in  
Median Sales Price

## Tarrant County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,973	<b>2,097</b>	+ 6.3%	1,973	<b>2,097</b>	+ 6.3%
Pending Sales	1,792	<b>1,531</b>	- 14.6%	1,792	<b>1,531</b>	- 14.6%
Closed Sales	1,201	<b>1,163</b>	- 3.2%	1,201	<b>1,163</b>	- 3.2%
Average Sales Price*	\$413,018	<b>\$411,402</b>	- 0.4%	\$413,018	<b>\$411,402</b>	- 0.4%
Median Sales Price*	\$335,000	<b>\$335,000</b>	0.0%	\$335,000	<b>\$335,000</b>	0.0%
Percent of Original List Price Received*	93.9%	<b>95.0%</b>	+ 1.2%	93.9%	<b>95.0%</b>	+ 1.2%
Days on Market Until Sale	52	<b>52</b>	0.0%	52	<b>52</b>	0.0%
Inventory of Homes for Sale	4,171	<b>4,226</b>	+ 1.3%	--	--	--
Months Supply of Inventory	2.1	<b>2.3</b>	0.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Median Sales Price - Rolling 12-Month Calculation

